



TO: Scott Harlicker, City Planner

FROM: Kevin Kawlewski, City Engineer

SUBJECT: Preliminary Site Review  
Addition for Spiral Manufacturing  
11419 Yellow Pine St. NW  
Coon Rapids, MN

DATE: March 10, 2014

The following comments are based on a review of the preliminary site plans for the proposed Addition to the Spiral Manufacturing facility at 11419 Yellow Pine St. NW in Coon Rapids, MN, prepared by Lampert Architects, dated 02/10/14. The project generally includes the construction of an 8,500 square foot building addition along with the creation of a paved on-site parking facility and storage area. The proposed improvements would increase the impervious area on the site to approximately 98% and does not currently include facilities for on-site storm water management. Current standards for stormwater management require that the first inch of rainfall from the increased impervious area on the property be retained and treated on site.

I have met with the builder and Coon Creek Watershed regarding the improvements and on site facilities such as porous pavement, tree planters and other infiltration related facilities were discussed for addressing the runoff requirements. One of the concerns regarding infiltration is the presence of high groundwater that has been observed in the past. With the high ground water, infiltration of storm water becomes difficult as a minimum of three feet of soil needs to be available between the surface and the groundwater table. This becomes critical as Coon Creek is currently listed as an impaired water body.

The first step with this process is to obtain soils information to verify the potential infiltration rate on site along with the depth of the groundwater table. The Owner is currently in the process of hiring a Geotechnical Engineer to complete this exploration. Once that information is available, we will meet a second time with Coon Creek to determine criteria and opportunities for storm water management on the site.

Based on the previous meetings with Coon Creek Watershed and the builder, the proposed improvements are feasible but the criteria for the storm water management aspect of the project still needs to be developed for implementation. The owner has agreed and is moving forward with the necessary subsurface soils exploration.

The site will be required to limit driveway openings to 36 feet per the current code which is not reflected on the plan. There are no planned sanitary sewer or water service extensions for the future building expansion with the project. Any approval given for this site will need to be contingent upon approval of storm water management improvements that will be defined by Coon Creek Watershed.

The plans are preliminary and not for construction. Further reviews of the plan will be necessary as the project continues to move further along in the process but there are no concerns outside of what has been previously discussed from Engineering per this memorandum. Please feel free to contact me with any questions or concerns that you may have.

Cc: Tim Himmer, Public Works Director